# \$449,900 - 11532 75 Avenue, Grande Prairie

MLS® #A2209375

#### \$449,900

5 Bedroom, 2.00 Bathroom, 1,578 sqft Residential on 0.09 Acres

Westpointe., Grande Prairie, Alberta

Investor Alert! Check out this meticulously maintained four level split, up/down duplex, backing onto a park in the Westpointe neighborhood. The upper 3 bedroom, 1 bath unit features a beautiful living space with large bay windows and gas fireplace in the living room, a good-sized dining area and a great kitchen with corner pantry and stainless steel appliances. The lower unit has a grade level living space with numerous windows. It features 2 spacious bedrooms and a full washroom. The lower unit also has access to the fully fenced yard overlooking the park area, with a large deck and shed. There are 3 front concrete parking stalls. Power and Gas are separately metered and tenants pay directly. Long term tenants are in both units and would like to stay. Upper unit is month to month at \$1,550/month plus power and gas. Lower unit lease is to June 30 at \$1,350/month plus power and gas.

Built in 2012

#### **Essential Information**

MLS® # A2209375

Price \$449,900

Bedrooms 5

Bathrooms 2.00

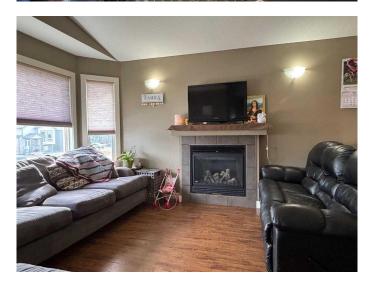
Full Baths 2

Square Footage 1,578

Acres 0.09







Year Built 2012

Type Residential

Sub-Type Duplex

Style 4 Level Split, Up/Down

Status Active

## **Community Information**

Address 11532 75 Avenue

Subdivision Westpointe.
City Grande Prairie
County Grande Prairie

Province Alberta
Postal Code T8W 0J3

#### **Amenities**

Parking Spaces 3

Parking Concrete Driveway, Parking Pad

### Interior

Interior Features Built-in Features, Laminate Counters, Open Floorplan, Vinyl Windows
Appliances Dishwasher, Dryer, Refrigerator, See Remarks, Stove(s), Washer,

Window Coverings

Heating Forced Air, Natural Gas

Cooling None
Fireplace Yes
# of Fireplaces 1

Fireplaces Gas, Living Room

Has Basement Yes

Basement Finished, Full, Suite

#### **Exterior**

Exterior Features Playground

Lot Description Back Yard, Backs on to Park/Green Space

Roof Asphalt Shingle
Construction Mixed, Vinyl Siding

Foundation ICF Block

#### **Additional Information**

Date Listed April 8th, 2025

Days on Market 14 Zoning RS

## **Listing Details**

Listing Office Royal LePage - The Realty Group

Data is supplied by Pillar 9â,¢ MLS® System. Pillar 9â,¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â,¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.